

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 2/17/2012**

DATE: WEDNESDAY, FEBRUARY 22, 2012
TIME: 7:00 P.M.
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

- 7:00pm**
- I. CALL TO ORDER**
 - II. PLEDGE OF ALLEGIANCE TO THE FLAG**
 - III. CONSIDERATION OF THE FEBRUARY 8, 2012 MEETING MINUTES**
 - IV. UNSCHEDULED CITIZENS**
 - V. COUNCIL UPDATE**
 - VI. COMMISSIONER COMMENTS**
 - VII. PLANNING STAFF UPDATE**
 - VIII. ADJOURN TO WORK SESSION**

WORK SESSION

- I. DISCUSSION OF THE DRAFT LAND DEVELOPMENT CODE – OUTDOOR LIGHTING**

**TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL
NEEDS ARE REQUESTED TO CONTACT THE CITY OF GUNNISON
COMMUNITY DEVELOPMENT DEPARTMENT AT 641.8090**

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at www.cityofgunnison-co.gov. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

**ALL PLANNING & ZONING COMMISSION MEETINGS
ARE USUALLY BROADCAST LIVE ON LOCAL CABLE CHANNEL 15**

THIS PAGE INTENTIONALLY LEFT BLANK

| MEMBERS | PRESENT | ABSENT | EXCUSED |
|----------------------|----------------|---------------|----------------|
| Bob Beda, Chair | X | | |
| Dusty Szymanski | X | | |
| Erich Ferchau | X | | |
| Stu Ferguson | X | | |
| Carolyn Riggs | X | | |
| Greg Larson | X | | |
| Councilor Ed Seymour | | | X |

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera

I. CALL TO ORDER AT 7:03 PM BY CHAIR BOB BEDA

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF THE JANUARY 25, 2012 MEETING MINUTES

Commissioner Stu Ferguson moved to approve the January 25, 2012 meeting minutes as presented.

Commissioner Greg Larson seconded the motion.

Roll Call Yes: Dusty, Erich, Bob, Carolyn, Greg and Stu

Roll Call No:

Roll Call Abstain

Motion carried

IV. UNSCHEDULED CITIZENS. There were none

V. COUNCIL UPDATE. Director Westbay updated the Commission on recent Council business:

- Council was updated on proposed trail and sidewalk construction for 2012; and
- Council discussed capital improvement projects for 2012.

VI. COMMISSIONER COMMENTS. There were none.

VII. PLANNING STAFF UPDATE. Director Westbay updated the Commission on recent department activity:

- staff has been working on an Emergency Operation Plan;
- Steve had a meeting with FEMA Region 8 representatives regarding the flooding map update;
- The Text Amendment to allow retail sales, under Conditional review, in the Industrial district is moving forward; and
- The US Fish and Wildlife Service may be listing the Gunnison Sage Grouse as an endangered species. The City will be reviewing how the listing might affect the City.

VIII. ADJOURN TO WORK SESSION. Chair Beda adjourned the meeting at approximately 7:20 p.m.

Bob Beda, Chair

Attest:

Andie Ruggera, Secretary

be provided to the Building Official.

6. **Inspections.** All signs shall be subject to inspection by the Building Official. Footing inspections may be required for all freestanding signs. The permit holder or his or her agent shall notify the Building Official when signs are complete and ready for final inspection.

§4.9 OUTDOOR LIGHTING

A. Purpose. The purpose of this section is to protect the health, safety and welfare of citizens, security for businesses, services and other activities and for the protection of night skies.

B. Applicability. All new development shall comply with the standards of this section.

1. Buildings and structures lawfully existing as of the effective date of this section, may be redeveloped, renovated or repaired without modifying outdoor lighting in conformance with this section, provided there is no increase in gross floor area in such building or structure or impervious area on the site.
2. Where a building or structure existed as of the effective date of this section, and such building is enlarged in gross floor area or impervious area on the site by 10 percent or 2,000 square feet, whichever is less, outdoor lighting as specified in this Section shall be provided.

C. Exemption. The following shall be exempt from the outdoor lighting requirements of this section:

1. Fixtures ~~(luminaries)~~ utilizing ~~incandescent lamps~~ illuminaries (bulbs) with less than 1,000 initial lumen output;
2. Public recreational playfield lighting;
3. Lighting with more than 1000 initial lumen may be allowed with an active or activated motion sensor; and
4. Federal and State Government entities ie: Gunnison-Crested Butte Regional Airport and Western State College of Colorado.
5. Public street lighting (new street lighting shall comply with outdoor lighting as specified in this Section).

D. Prohibited Light Sources. The following light fixtures and sources shall not be used within the City where the direct light emitted is visible from adjacent areas:

1. ~~low pressure sodium and mercury vapor light sources;~~
2. cobra-head-type fixtures having dished or drop lenses or refractors which house other than incandescent sources; and
3. searchlights and other high-intensity narrow-beam fixtures.

E. Design Requirements. Outdoor lighting shall primarily be used to provide safety while

secondarily accenting key architectural elements and to emphasize landscape features. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:

1. **Fixture (Luminaire).** The light source shall be concealed, ~~and shall not be visible from any street rights-of-way or adjacent properties.~~ In order to direct light downward and minimize the amount of light spillage into the night sky and onto adjacent properties, all lighting fixtures shall be full cutoff fixtures.
 2. **Fixture Height.** Lighting fixtures shall be a maximum of 25 feet in height within parking areas and at driveway intersections.
 3. **Light Source (Lamp).** Only incandescent, fluorescent, ~~LED, metal halide, or color corrected high pressure sodium may be used. The same light source type shall be used for the same or similar types of lighting on any one site throughout any development.~~
 4. **Mounting.** Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.
 5. **Limit Lighting to Periods of Activity.** The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be required by the Director to conserve energy, provide safety and promote compatibility between different land uses.
- F. Specific Standards.** Cut sheets for all lighting fixtures (luminaries) to be installed on-site or on adjacent streets shall be required as follows:
1. **Street Lighting.** A street light standard of 30 feet mounting height shall be installed at all street intersections, at the end, cul-de-sacs and at intermittent spacing necessary to produce a minimum of 0.6 maintained foot candles for collector streets and 0.4 maintained foot candles for local streets with uniformity ratio not exceeding 3:1. Luminaries shall have minimum 175 watt high intensity discharge lamps.
 2. **Security Lighting**
 - a. Building-mounted security light fixtures shall not project above the fascia or roof line of the building and shall be shielded.
 - b. Security fixtures shall not face a residential property.
 - c. Security fixtures shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.
 3. **Accent Lighting.** Only lighting used to accent architectural features, landscaping or art may be directed upward.
 4. **Canopy Area Lighting.** All development that incorporates a canopy area over fuel sales, automated teller machines or similar installations shall use a recessed lens cover flush with the bottom surface of the canopy that provides a cutoff or shielded light distribution.
 5. **Entrances and Exits in Nonresidential and Multifamily Development**

- a. All entrances and exits to buildings used for nonresidential purposes and open to the general public, along with all entrances and exits in multifamily residential buildings, shall be adequately lighted to ensure the safety of persons and the security of the building.
- b. Exterior light fixtures shall be mounted no higher than 20 feet above the doorway, deck, walkway, driveway, or other occupied areas, or the highest grade point immediately adjacent to the light fixture.

6. Off-street Parking Area Lighting

- a. Off-street parking areas shall be required to provide adequate lighting during nighttime hours of operation.
- b. Parking and security lighting within 25 feet of the property boundary shall not be greater than 15 feet in height and may be subject to buffering mitigation measures.

G. Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and interferes with the use or enjoyment of any other lot is prohibited. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not interfere with the use or enjoyment of neighboring properties.
2. The maximum light trespass originating from exterior lighting shall be 1000 lumens of light at a point 25 feet outside the property line or the parcel from which the light is emitted.
3. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
4. All lighting, including any exterior floodlights, shall be shielded so that substantially all emitted light falls within the property line of the property from which the light emanates.
5. Illumination using bare illuminated tubing or strings of lights that completely outline or define property lines, sales areas, roofs, doors, windows, signs or similar areas in a manner that is not primarily for safety purposes is prohibited, except for temporary holiday displays.
6. All lighting fixtures used to illuminate an off-street parking area shall be arranged so as to direct or shield the light away from any adjoining residential premises.
7. Lighting used to illuminate commercial sites and parking areas shall be arranged, located or screened to direct light away from any adjoining or abutting residential district or use or any street rights-of-way.